



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D.M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2301189

Applicant Name: Scott Harris for Callison Architecture, Inc.

Address of Proposal: 6100 15th Avenue Northwest

SUMMARY OF PROPOSED ACTION

Master Use Permit for construction of a 735 square foot (sq. ft.) canopy addition to an existing customer service office (U S Bank) for a total of 4,657 sq. ft. Thirteen parking spaces will be removed.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION:

☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

This proposal site located on the east side of 15th Avenue Northwest with property lines abutting NW 61st Street and NW 62nd Street in the Ballard district. The site is relatively flat and developed with an existing commercial building and associated surface parking on site. The subject site is owned by U S Bank. This one-story 3992 sq. ft. building was a restaurant/video

parlor and is currently vacant. DCLU has recently issued a building permit (#734198) with the following description: “change the use from restaurant to bank and make substantial alterations to the existing building”. Parcels to the east of the site contain multifamily residential structures. Parcels to the west of the site contain a retail building (pet store) and a fast food restaurant. A restaurant building and apartments are south of the subject site. An appliance store building and apartments are north of the subject site. Existing landscaping consists of shrubbery and trees varying in height (10’ to 40’) and abutting immediate residential structures. Street trees border the north, south and west property lines.

The subject property is zoned Neighborhood Commercial 3 with a forty foot height limit (NC3-40). The subject property is mainly surrounded by NC3-40 zoned property except the easterly area which is zoned Lowrise 3 (L-3). Development in the area consists of older residential and commercial structures and newer residential structures. 15th Avenue Northwest is classified as a principal arterial pursuant to SMC Chapter 23.53.

Proposal Description

The applicant proposes to construct a three lane drive-thru canopy addition to the east side of the existing wood frame structure and remove existing parking (13 spaces) from the west side to allow for queuing spaces. One drive-thru lane will be exclusively utilized for ATM machine and drop box access and accessible 24 hours a day. The other lanes require customer interaction with a bank teller via pneumatic tubing. These lanes will only be available Monday thru Friday from 9:00 am to 6:00. The existing building’s floor area will increase from 3922 sq. ft. to 4657 sq. ft. The increase of floor area over the 4000 sq. ft. maximum require a review of potential impacts to the immediate environment.

The proposed use, *customer service office (bank) with drive-in facilities*, is allowed outright in the NC3 zone (SMC 23.47.028).

Public Comments

Public notice of the project application was published on April 24, 2003. The required public comment period ended on May 7, 2003. DCLU received no written comments regarding this proposal.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated April 1, 2003. The information in the checklist, project plans and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment,

certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction materials hauling, equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian rights-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Due to the developed nature of the sites and surrounding neighborhood, compliance with these applicable codes and ordinances will reduce or eliminate anticipated short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Long-term Impacts

Long-term or use-related impacts associated with approval of this proposal include increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare, and increased energy consumption. Due to the nature of this proposal, it is expected that there will be an increase in short-term vehicle trips to this site and 24 hour access to the ATM and bank deposit box. Identified long-term impacts are not considered significant because they are within the scope of those impacts anticipated by the zoning and/or are relatively the minor in scope. The proposed use is consistent with the current zoning and compatible with the surrounding retail and commercial uses. Compliance with all applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts and no further conditioning is warranted by SEPA policies.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.

☐ [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS – SEPA

None.

Signature: (signature on file) Date: July 14, 2003
Tamara Garrett, Land Use Planner
Department of Design, Construction and Land Use
Land Use Division